

RANCHO CIELO

SPECIFIC PLAN AMENDMENT

3813 05-004 (SPA)

EA LOG NO. 86-06-026B



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EXPLANATION OF AMENDED SPECIFIC PLAN

The first two amendments to the Rancho Cielo Specific Plan proposed certain limited changes to the original and amended Specific Plans for the Rancho Cielo project (SP 81-04, SPA 84-01 and SPA 84-05). Those plans were approved by the Board of Supervisors on December 9, 1981; August 8, 1984; and November 2, 1984 respectively. A Major Use Permit (P80-089) for construction of a wastewater treatment plant, a Rezone (R80-083), and four Tentative Maps (TMs 4225, 4226, 4227 and 4229) encompassing the first phase of the project, were approved concurrently with the original Specific Plan.

A third Specific Plan Amendment (SPA 96-001) was approved by the Board of Supervisors on December 18, 1996 as a response to regional habitat and open space planning as well as an opportunity to make changes that improved the overall viability of the project. Some of the factors included: preparation of accurate topographic data, the adoption of a Habitat Loss Permit (HLP 94-003), an attempt to reduce grading impacts and the relocation of the Fire Station to allow improved service response time for the project and the adjoining developments.

A fourth amendment to the Rancho Cielo Specific Plan, SPA 98-001, was approved by the Board of Supervisors on August 8, 2001. The amendment was proposed in response to the right-of-way acquisitions and construction of a pipeline connecting the Olivenhain Water Storage Project with several existing water storage reservoirs. The pipeline right-of-way bisects the formerly designated Equestrian Center (now Community Recreation – CR) and impacted several Country Estate lots in the northwestern portion of the Specific Plan. Two country estate lots were added and seven country estate lots were deleted.

A fifth amendment to the Rancho Cielo Specific Plan (RCSP) SPA 00-006 was approved by the Board of Supervisors on November 13, 2002. The amendment transferred four Country Estates (CE) lots within the 80.5-acre Sherman & Sons, LLC ownership clustered development into an area of the site where infrastructure improvements have already occurred. This clustering of lots minimized disturbance of the site and maximized open space areas. The four lots, planned in the RCSP for the southwesterly corner of the property, were relocated in the area onsite where five lots are shown around Camino Sin Puente cul-de-sac. The transfer of these lots is also made in response to the right-of-way acquisition and construction of a pipeline through the property for the Olivenhain Water Storage Project, which substantially altered the configuration of the four transferred lots. The onsite portion of the pipeline right-of-way totals approximately 6.94 acres, of which 2.28 acres bisects the CE lots shown in the RCSP at the southwesterly corner. These modifications include a Rezone of approximately 8.85 acres of Rural Residential (RR-1) to Open Space (S-80) and a Rezone of 0.6 acres from S-80 to RR-1, as described below. Refer to Figure 1, Land Use Plan Changes.

Revisions to Acreage with SPA 00-006

Zone/Land Use	Before	After
Open Space (S-80)/ Open Space (OS)	60.75	69.0
Rural Residential (RR-	19.75	11.5

1)/Country Estates (CE)

Total

80.5 Acres

80.5 Acres

A sixth amendment to the Rancho Cielo Specific Plan SPA 00-003 was approved by the Board of Supervisors in January 2004. The amendment transferred 46 Country Estate lots within the residential designation from Rancho Cielo Specific Plan Area to the Cielo del Norte Specific Plan Area, reducing the 685 Country Estate lots to 639 lots. Approximately 147 acres of property was removed from the Rancho Cielo Specific Plan Area to be included in the Cielo del Norte Specific Plan Area, reducing the overall acreage of the Rancho Cielo Specific Plan from approximately 2,815 acres to approximately 2,668 acres. In addition, approximately 65 acres of the designated 784-acre open space lands (open space outside of the lot boundaries) within the Rancho Cielo Specific Plan Area are deleted and included as part of the Cielo del Norte Specific Plan. Relocation of the proposed sewer pump from the Rancho Cielo Specific Plan Area to the Cielo del Norte Specific Plan Area is to be cited in an area that will serve both SPAs more efficiently.

~~This~~^A-seventh amendment to the Rancho Cielo Specific Plan SPA 05-004, was approved by the Board of Supervisors on (fill in blank). The amendment was proposed ~~is~~ in response to the deletion of the water reclamation facility, changing the classifications of three parcels, ~~redistributing dwelling units within the specific plan area,~~ and changing the implementation of the Village Estates areas.

A. Deletion of the Water Reclamation Facility and the Reclaimed Water Reservoirs

The Olivenhain Water District now supplies all the water resources for the Rancho Cielo Project. Therefore, a water reclamation facility and the reclaimed water reservoirs are no longer required. ~~The applicant will now utilize t~~^{The} underlying zoning, Rural Residential (RR1), for the previous water reclamation facility site was retained. ~~and subdivide this parcel into three parcels. The northernmost reclaimed water reservoir site will be changed to open space. The southernmost reclaimed water reservoir will now be used as a neighborhood park.~~

B. Changing the Classifications of Three Parcels

The water reclamation site ~~is currently~~^{was} classified as WR in the specific plan. ~~A water reclamation facility is no longer proposed and the underlying zoning will be utilized.~~ The new classification ~~will be~~ ^{is} CE, Country Estates, ~~which will match the proposed use of 3 single-family residences.~~ The ~~southernmost~~ reclaimed water reservoir site ~~will be~~ ^{was} reclassified as CR, Community Recreation, ~~and be used as a neighborhood park.~~ The VC or Village Center site ~~will also be~~ ^{was} reclassified to VE, Village Estate. This change also reflects a change in the proposed use, which are ~~9~~ ¹¹ condominium units. The Village Center use is no longer proposed. In response to the change, the Village Center was replaced by a Village Estate use in the seventh Amendment to the Specific Plan.

~~C. Redistributing Dwelling Units within the Specific Plan~~

~~The 3 additional single family units within the Country Estate lots (previously the water reclamation facility site) are now proposed. But 4 units within the Village Estate lots have been~~

~~deleted. The total amount of units approved is one more than the amount of units now proposed in this specific plan amendment.~~

~~RANCHO CIELO RESIDENTIAL DWELLING UNITS~~

Classification	Approved	Proposed
Country Estates	639	642
Planned Development	38	38
Village Estates	42	38
Totals =	719	718

~~DC.~~ Changing the Implementation of the Village Estate Areas

The major use permit requirement in the Village Estates areas ~~will be~~ was deleted. A major use permit was previously required by a “P” Special Area Regulation, which ~~is~~ was a part of the zoning of RV-3, Variable Family Residential Use Regulation. The “P” Special Area Regulation required~~s~~ the processing of a planned development. The applicant ~~is~~ no longer propos~~ed~~ing a planned developed. Also, there is a requirement for a separate major use permit prior to the development of the ~~v~~Village ~~e~~Center. The classification of the ~~v~~Village ~~e~~Center ~~will be~~ was chang~~ed~~ing to ~~v~~Village ~~e~~Estates. The above two reasons are why a major use permit ~~will be~~ was no longer required.

A “D” Special Area Designator ~~will be~~ was added to the zoning of both Village Estate lots. The “D” Special Area Designator will require site plans to verify conformance with the design of the other development within the Rancho Cielo Project.



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Land Use Plan Changes

- country estates
- planned development
- village estates
- ~~village center~~
with emergency helipad
- neighborhood commercial
with fire station
- ~~open space~~
with potable and reclaimed water reservoirs
- community recreation
- ~~water reclamation facility~~
- open space within residential lot
- SPA boundary
- ESTATE boundary
- rural collector (40' row/32' paved)
- rural residential (32' row/24' paved)
- emergency & service vehicle access
- ~~water reservoir~~
- 1000 ft. wide open space corridor
- ~~OS to CE (0.6 acres)~~
- ~~CE to OS (8.85 acres)~~

Latitude 33

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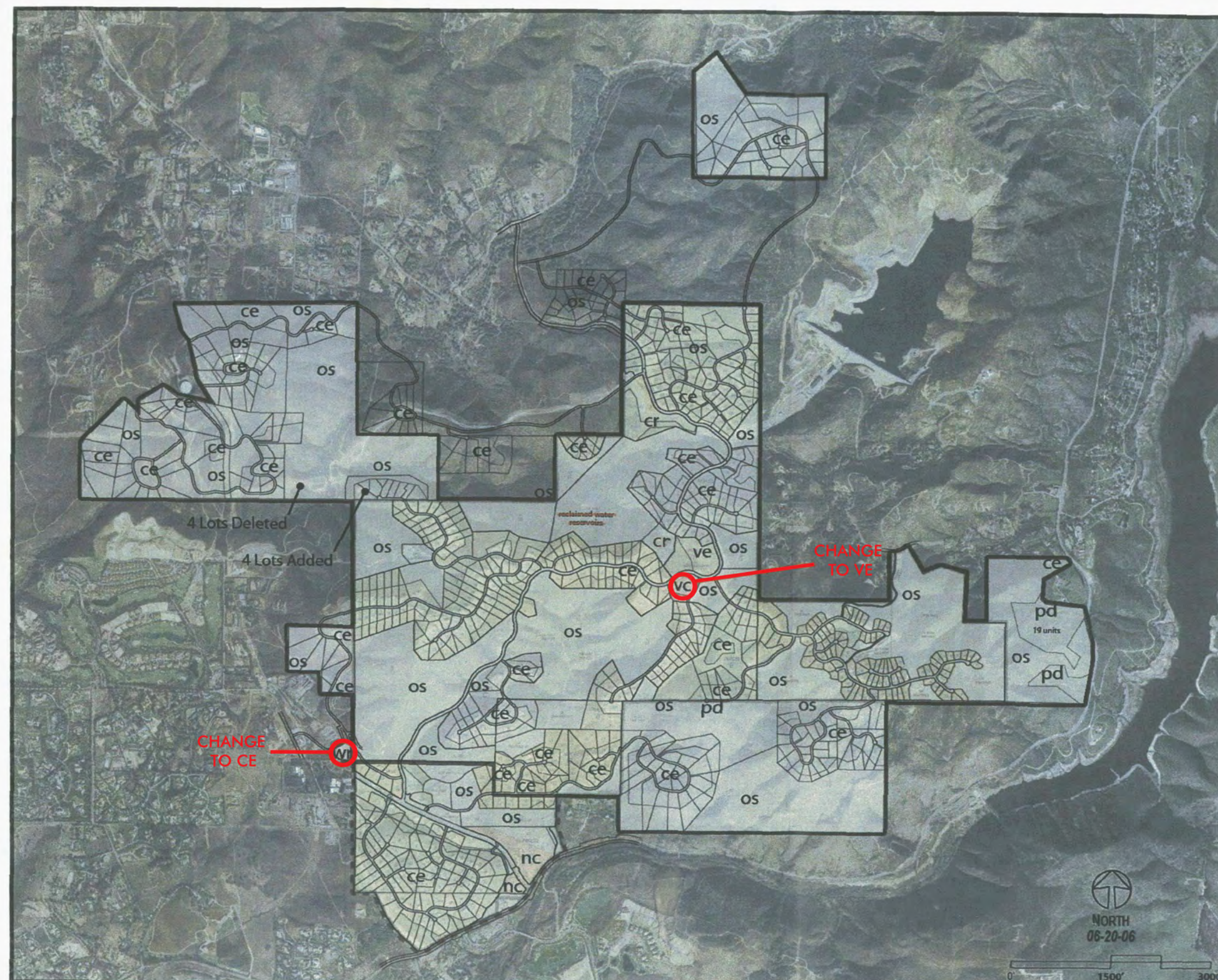


Figure 1

INTRODUCTION TO RANCHO CIELO

I. BACKGROUND

The Rancho Cielo Specific Plan consists of 2,815 acres of land just north and west of the Del Dios Highway in the vicinity of Lake Hodges and the communities of Elfin Forest and Del Dios. The project is located two miles east of Rancho Santa Fe, four miles southwest of the city of Escondido, four miles south of the city of San Marcos and seven miles east of Leucadia and Encinitas (Figure 2). Approximately 2,593 acres of this are designated as the Prados San Dieguito Specific Planning Area on the San Dieguito Community Plan. The remaining 222 acres are designated Estate Residential (#17).

The site has varied topography and is partially developed. The topography is best divided into the following slope categories: 767 acres is between 0-25 percent slope, approximately 1,395 acres are between 25.1 and 50 percent slope, approximately 584 acres are between 50.1 and 70 percent slope and approximately 69 acres are over 70 percent slope.

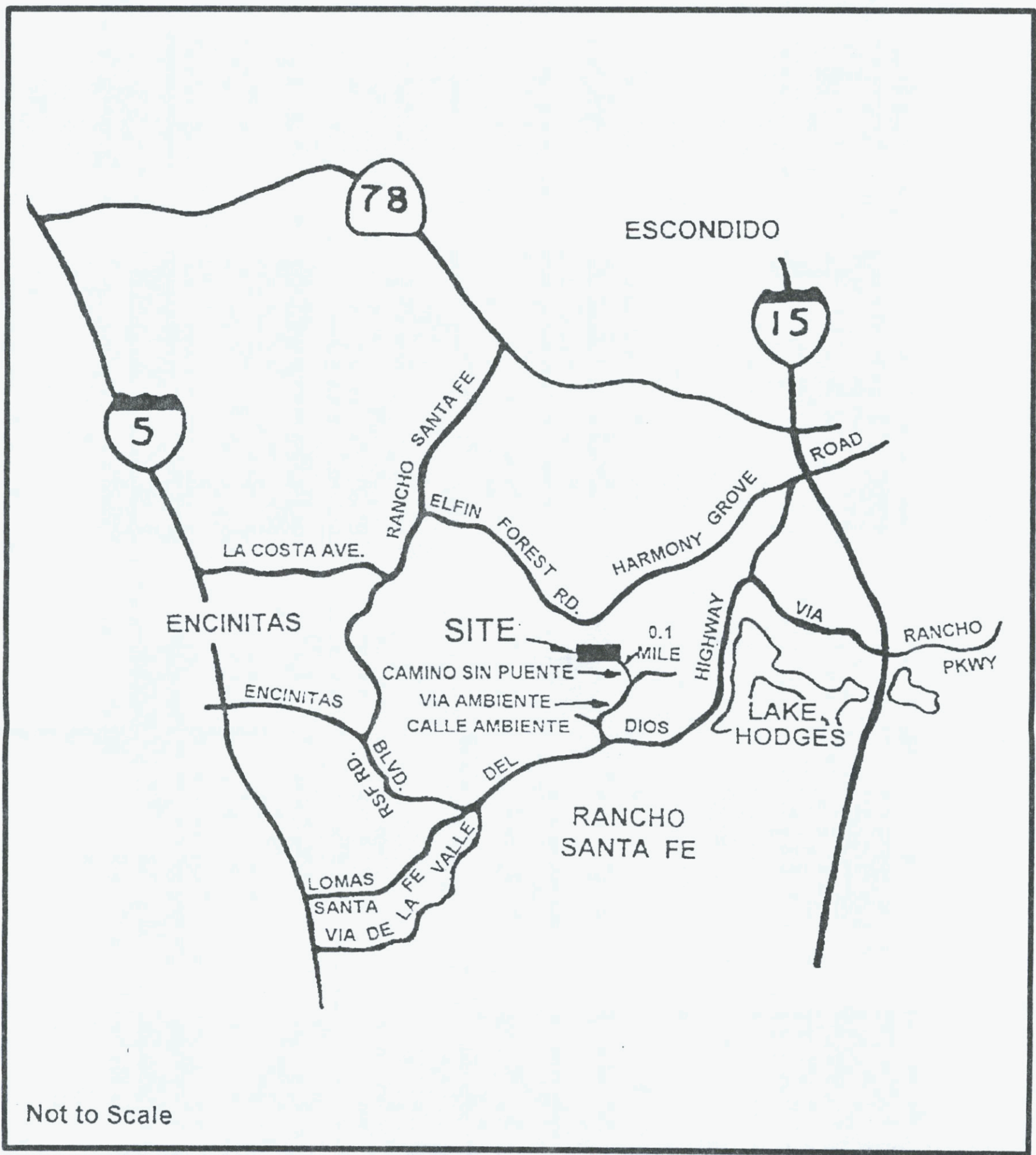
Rancho Cielo represents more than half of the approximately 6,000 acres of east San Dieguito. This area differs from the communities within the San Dieguito Community Planning Area by topography, vegetation, and elevation as well as planned density and rural lifestyle.

In August of 1979, the Rancho Cielo Association was formed. This Association, then composed of 16 individual ownerships, was formed to obtain approval from the County Board of Supervisors to prepare this Specific Plan. On October 24, 1979, the Board approved that request and amended the San Dieguito Community Plan to Designation #21, Specific Planning Area (SPA 0.27 du/ac).

II. PURPOSE

Section 65451 of the Government Code states that a specific plan shall be so structured to allow "for the systematic implementation of each element of the general plan." In summary, the Rancho Cielo Specific Plan will accomplish just that. More specifically, this plan proposes a maximum of 765 dwelling units designed in a manner that will not adversely impact civic facilities, fire protection, commercial services and schools. This plan also provides for wastewater treatment and reclamation to reduce the region's dependence upon imported water.

The Rancho Cielo Specific Plan also has as its purpose the formulation of a concept which allows flexibility of design in conjunction with a thorough analysis of environment and service system considerations. This Specific Plan was proposed to the County in October of 1979, with the following Regional Land Use Element and San Dieguito Community Plan goals in mind:



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Project Vicinity Map



Figure 2

A. Regional Land Use Element

1. Growth be phased with facilities.
2. Promote wise uses of the County's land resources, preserving options for future uses.
3. Retain the rural character of nonurban lands.
4. Insure preservation of contiguous regionally significant open space corridors.
5. Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreational, educational and scientific activities. .
6. Promote the conservation of water and energy resources.
7. Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.
8. Assure that facilities and services provided by all agencies by coordination in their location, timing and level of service.
9. Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

B. San Dieguito Community Plan

Achieve the best possible overall environment for living in San Dieguito by implementing the following goals through comprehensive and integrated planning and community action.

1. Enhance the present living environment while accommodating gradual residential development which harmonizes with the natural environment.
2. Insure a desirable, healthful and comfortable environment for living while preserving San Dieguito's unique natural resources.
3. Promote a balanced transportation system, including roads, riding and hiking trails, bicycle paths and future mass transit services which will serve the general convenience of the citizens and enhance the beauty and quality of life in San Dieguito.

III. LOCATION AND LEGAL DESCRIPTION

The vicinity map depicts the relationship of Rancho Cielo to the remainder of the San Dieguito community. Much of its acreage overlooks Lake Hodges and Rancho Bernardo to the east and south, Escondido and San Marcos to the north, and coastal communities, Rancho Santa Fe and the Pacific Ocean to the west and the Coronados and downtown San Diego to the south.

The planning area is legally defined as a portion of Section 36, Township 12 South, Range 3 West; a portion of Sections 1, 2, 3, 10, 12, 13, 14, 15 and all of Section 11, Township 13, South, Range 3 West; and a portion of Section 7, Township 13 South, Range 2 West.

IV. PHYSICAL FEATURES

The planning area includes a variety of physical features that are distinctive in character. The Escondido Creek, which traverses the property on the north and west, is a perennial, free flowing creek which feeds into the San Elijo Lagoon. Rising above the creek are flat and rolling ridges and hilltops offering expansive views of the coastline as well as inland communities. Adjacent to these ridges are the steep, rocky cliffs above Del Dios Highway. A major San Diego Gas and Electric (SDG&E) transmission line and the California Aqueduct traverse the project on the west.

Adjacent features include the community of Del Dios and Lake Hodges on the east, and the San Dieguito River on the south, the community of Rancho Santa Fe on the west and Elfin Forest on the north.

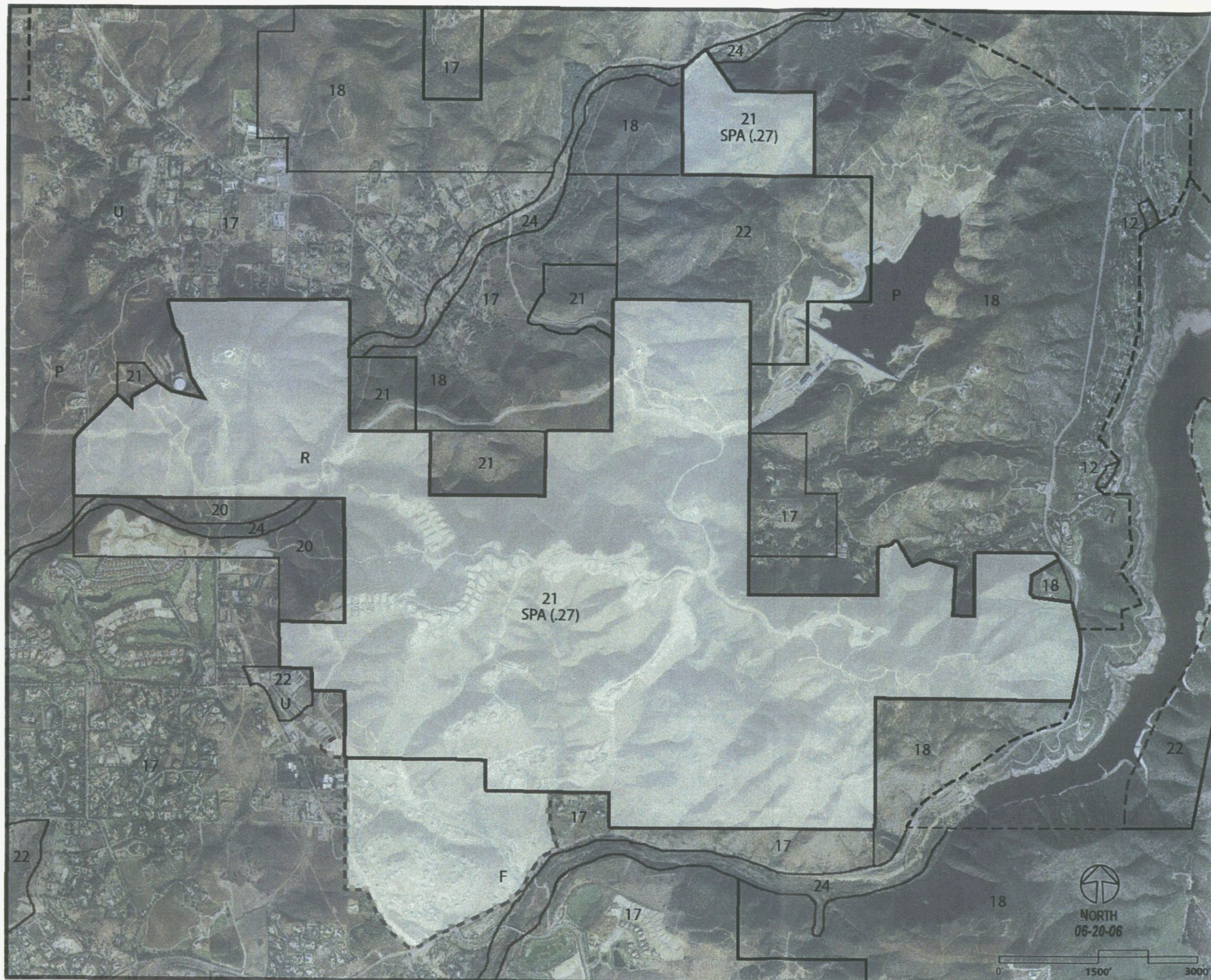
V. PLANNING AND ZONING

The San Dieguito Community Plan designates approximately 2,593 acres of the Specific Plan as designation #21, Specific Planning Area (SPA 0.27 du/ac). The remaining 222 acres are designated # 17, Estate (1 du/2 or 4 acres). (See Figures 3 and 4).

The Rancho Cielo Specific Plan area is presently partially developed. Properties adjacent to Rancho Cielo are developed with the community of Elfin Forest to the north, Mt. Israel Road dwellings and the community of Del Dios to the east and low density residences on the outskirts of Rancho Santa Fe to the west. The major use in Elfin Forest is residential while the community of Del Dios is developed with small residential lots, a country store and other semi-industrial uses. (See Existing Land Use Map on Figure 5.)

VI. OWNERSHIP

As stated earlier the Rancho Cielo Specific Plan represents the planning effort of multiple property owners. The Property Ownership map on Figure 14 depicts the locations and various sizes of the ownerships. Even though the ownerships have merged for planning purposes, the integrity of the individual ownership is fundamental to this plan.



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San Dieguito Community Plan

- 12 neighborhood commercial
- 17 estate
- 18 multiple rural use
- 20 agricultural preserves
- 21 specific plan area
- 22 public/semi-public
- 24 impact sensitive
(flood plain)
- F fire station
- P park
- R regional park
- U utilities
- community plan boundary



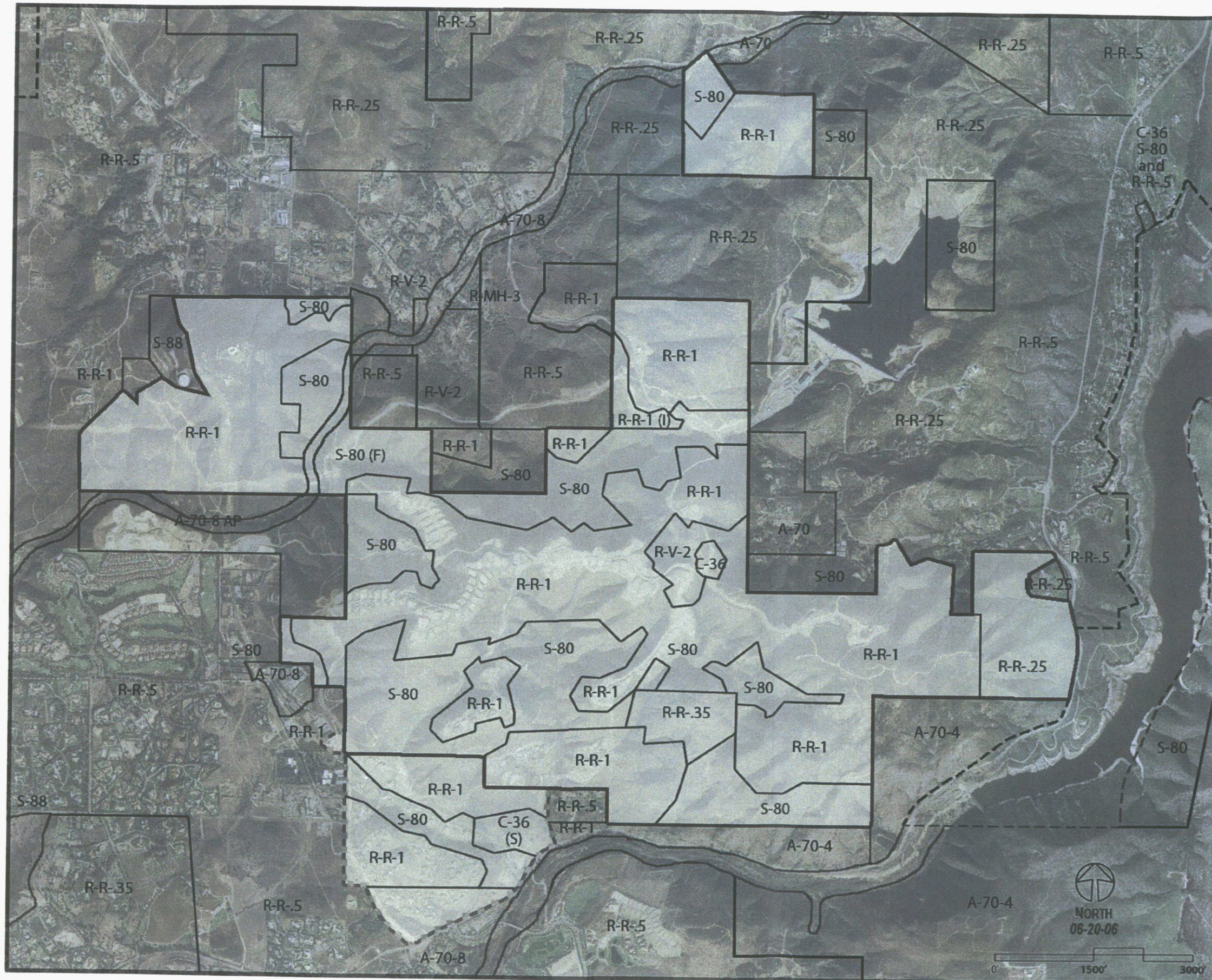
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Figure 3



CIELO

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Present Zoning

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Figure 4